

**Homeowner's Guide USA - Do We Have An Application Process
For Residential Contractors**

1

Re-Issue - 2021

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*References Appear At End Of This Guide

Preview

Foremost, *residential contractors* within the frame of this homeowner's guide are private individuals and firms which are normally independent of public utilities and government. Residential contractors, within context of this study, are building trades personnel of privately owned entities which are not contracted with our municipal government. They offer home and appliance maintenance-improvement services in return for payment. Some will offer *bait* such as *discounts* and/or a special *free* service to *prove* they are worth the hire. Caution.

However, residential contractors are not legally permitted to work as such in any of the 50 states without operating within established statutory and/or municipal guidelines. In *ALL* states contractors must be registered. In *MOST* states they must also be licensed and have other documentation related to the nature of work they offer to prove they are operating legally. In addition, whether on the county or state level, they are expected to be *consumer-friendly*., i.e., *honest and skilled enough to deliver*. Basically, this calls into play:

1. Performance at the originally agreed upon rate/bid.
2. Performance within or nearest initially agreed upon time-frame.

*Performance (paraphrased, in relation): Action or process of contractor carrying out or accomplishing promised results. This is otherwise referred to as *delivery*.

Nevertheless, it can be vital for us to note that in every state and county there are some building trades personnel (namely contractors) who are deviant. Stressed differently, everywhere in the U.S., although most home contractors are credible, there is a corrupt element which regularly target and scandalize unsuspecting private home residents.

Homeowner's Guide USA - Do We Have An Application Process For Residential Contractors

2

The irony is that these are a mix of contractors both legal and illegal. Some who are properly registered and/or credentialed embrace illegal practices which are detrimental to residents. Subsequently, we may want to always remember that registration and/or other legal requirements met by some residential contractors do not always establish contractors' honesty. Our most reliable parameters instead are documentation and reputation of these building trades personnel's relationship with residents. Are they delivering on residential expectations? Have they? What proof have we got of their trustworthiness? We may not want to succumb to gullibility to what they say and advertise about themselves. We can instead, be firm about our resolve to validate/research their legal competence via established legal sources and credible residential references.

These are among a slew of essential concerns we can have along with suitable answers before determining their *fitness* towards our home project objectives. We can start through *incorporating and dutifully enforcing an application process, each time.*

**If we do not have an application process for hiring contractors, we may consider adopting one to our house rules. We can make it standard protocol as of NOW.*

Improving Quality Of Hiring Priorities

This calls into question the nature and effectiveness of our hiring priorities. How do we hire? Do we place an ad in our online/real-time community social network? Or do we take it a step farther to larger, national publications which offer free ads central to our specific city? Craigslist? Global Free Ads? Ads Post? Other? Perhaps, we make our request through paid ads in the local periodical – print and/or online?

There is an old adage we are all familiar with: *We get what we paid for.* This is extremely sardonic in that when we pay *little to nothing* to place the ad, we actually get *little to nothing* which measures up to our values.

In other words, in placing these ads for building trades personnel in cheap periodicals, the nature of response we typically get are from *impoverished* individuals and entities. We like to do good deeds, anyway. Why not help them out since they need the funds as much as we need our projects delivered? Why not? Several reasons. Here are a few of many *probabilities*:

1. Bad credit
2. Behind on significant and less significant bills
3. No insurance
4. Financially unstable [normally attributable to *poor money management*]
5. Challenges keeping a job because of chronic inability or unwillingness to adjust.

Homeowner's Guide USA - Do We Have An Application Process For Residential Contractors

3

These factor into our cheap ads being perfect appetizers for the worst sort of contractors - aptly skilled or not. Addressing their current/preexisting debt would seem to them more important than successfully delivering on promises they make toward our home needs. We may not want become their *emergency assistance agency* – if only for a brief spell.

Severe, no doubt, but not quite as much as it would be finding ourselves on the receiving end of another deception. In this, *prudence* takes precedence over *sentimentality*. We have to decide which is most conducive to successful commencement and completion of our home project.

Probability is very high that most, if not all, would fail an *application process*. The reason is that there will be gaps discovered which contradict their desirability for what we want to accomplish on our property. We need our projects done but we may prefer to work with *more stable* building trades personnel. An application process sets the wheels in motion for us to do that. We may want to resist placing ads for contractors since the likelihood for us *not getting* the sort most preferable to us is very high.

Social Media Contractors

This is a sensitive one since those among us who have social media accounts may also have a few favorites among building trades personnel (of which contractors are). We *like* them! But this is relative to original sentiment of most victims in resident-contractor relations. Invariably, if we did not *like* them, it is very plausible we would not have allowed ourselves to be scandalized. We may not want our potential for *liking* to overshadow our spirit for *investigating*.

Although there are no known recently reported or *retained* postings of predatory contractors in online social media, it can be wise for us not to assume there has been none – of late. It appears as though these are not in such media source automation to retain – especially if they were used by contractors who were prosecuted. For example, if we were to browse for *Home Improvement Contractors Who Used Facebook To Scam Residents*, it can be comparable to searching for a needle in a haystack. The more we move the hay, the more the needle moves between each straw – in whichever direction.

But strangely enough, search engines under the same search conditions easily produce links for contractors and contractor services offered by Facebook. Absolutely nothing on the subject of contractors finagling unsuspecting Facebook users. Yet there are widely spaced smatterings of posts on private home heads being defrauded but hardly a trace of the misfortunes due to predation by wayward contractors using Facebook. Subsequently, we can consider it far from likely for anything related to fraudulent contractors on Facebook *recently* suddenly and conspicuously appearing in search engines.

Homeowner's Guide USA - Do We Have An Application Process For Residential Contractors

4

Fortunately, volunteers located among these hard-to-find Facebook-related contractor ruses a posted story which can be helpful toward our revitalized anti-fraud measures.

Facebook Contractor – Busted!

Although this particular contractor was really “bottom of the barrel” scamming impressionable Facebook users for below \$1,000, his tactics are principally identical to this nature of online hoodlum: Get users to like him. Once done, they are more apt to believe his claims of being aptly skilled in the vocation of home maintenance and improvement.

The basic scenario:

*A man posing as a reliable contractor becomes a social media user. [In this case, Facebook] Allegedly,

*He advertises great services at great rates.

*Inevitably, for one reason or another he gains the trust of targeted residents.

*Residents apparently cannot afford work we need done on our homes. His price range appears well within our means of affordability.

*We take the bait, using only a down payment for services. Somehow we think since we made the down payment, he will have to fulfill his promises if he wants the rest.

* He does little to no work before disappearing.

* In this case, he ignores our calls and blocks our page.

* He goes to the next victim – repeats.

Reportedly, the man in question has done this to nine other Facebook users. However, authorities suspected this entailed quite a longer trail of social network victims. This is the most basic form of reenactment of dishonest individuals and companies who pose as legitimate contractors – or actually are. Since victims are not sufficiently privy to the underlying workings of detrimental contractors, we can be under the delusion that a down payment is *insurance* against home fraud. However, in an untold number of these cases, what we see as a *down payment*, such types collect as the *pay-off*. They have no concern for the rest – including our grief. Calamities of this nature are always most apt to occur when we place *sentimental values* above *judicious* ones.

**Homeowner's Guide USA - Do We Have An Application Process
For Residential Contractors**

5

Summary

Given the circumstances of the alleged Facebook predator, which of these previously mentioned key items do we think are most likely true about him?

1. Bad credit
2. Behind on significant and less significant bills
3. No insurance
4. Financially unstable [normally attributable to *poor money management*]
5. Challenges keeping a job because of chronic inability or unwillingness to adjust.

If we chose all 5, do we think that is really being fair? We may want to *have a heart* about this and *show mercy*. If not, great! We can do well to remember that some of the nicest people we can meet – online or off – may not necessarily be fit for the challenge of our home projects. We may have charity in our hearts if some contractors or related firms want our business, but we may want to first prioritize knowing *significantly more* about their reputation to deliver. More than that, if whether or not they have the right *training, credentials, and predisposition* for our nature of home project. We can start by handing them an application specific to contractors who are not regularly working and known in OUR neighborhood.

HGRBS offers, consistent with its *Free Service Policy*, such a document without present or future obligation: The *Service Validation Form*. This unique application for residential contractors is replete with easy-to-follow tips for requiring unknown contractors to fill out ELSEWHERE, then to return with it on a *scheduled* day (see “Helpful References” below).

HOME IS THE BEST WONDER OF THE WORLD!

**Edited with special assistance from D. Madden*

In association with HGRBS – a 501 (c) (3) nonprofit corporation of independent volunteers

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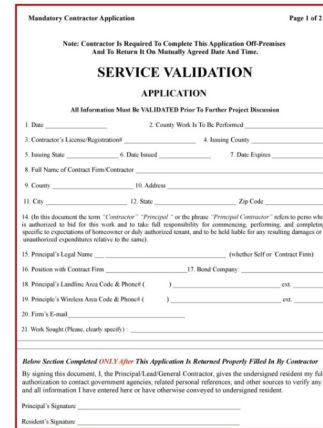
Helpful References

[Contractor's application for work]

The **Service Validation Form** is a free, downloadable, and use-able work application for residential contractors. It is the beginning of the mandatory *application process* for ensuring we make safest and wisest choices.

1. We physically hand unknown contractors the application [which is accompanied by clear instructions for them to follow].

2. We send them on their way to fill it out ELSEWHERE and to return it to us on a *scheduled* day with solid residential references [Please visit page for details on successful implementation of the application process]



The image shows a form titled "Mandatory Contractor Application" with "Page 1 of 2" in the top right corner. Below the title is a note: "Note: Contractor Is Required To Complete This Application Off-Premises And To Return It On-Materially Agreeed Upon Time." The main heading is "SERVICE VALIDATION APPLICATION" followed by "All Information Must Be VALIDATED Prior To Further Project Discussion". The form contains several numbered fields: 1. Date, 2. County Work Is To Be Performed, 3. Contractor's License Registration, 4. Issuing County, 5. Issuing State, 6. Date Issued, 7. Date Expires, 8. Full Name of Contract Firm/Contractor, 9. County, 10. Address, 11. City, 12. State, 13. Zip Code, 14. A detailed disclaimer paragraph, 15. Principal's Legal Name (with a checkbox for "Whether Self or Contract Firm"), 16. Position with Contract Firm, 17. Bond Company, 18. Principal's Landline Area Code & Phone #, 19. Principal's Wireless Area Code & Phone #, 20. Firm's E-mail, and 21. Work Sample (Phone, clearly specify). At the bottom, there is a section for "Return Section Completed (ONLY After This Application Is Returned Properly Filled In By Contractor)" and a signature line for the "Resident's Signature".

ServiceValidationForm

<https://www.americanprivatehomefront-hgrbs.com/service-validation-form.php>

Contractor Reportedly Used Facebook To Scam Residents [2019] – 9 People

He allegedly received payment but didn't perform promised work.

<https://www.phillyvoice.com/glenolden-delaware-county-man-arrested-facebook-contractor-scam/>

More Than 100 Unlicensed Contractors Arrested Early 2020

Some of those arrested also targeted Facebook users. Additionally, among them, although not confirmed to also be Facebook predators: registered sex offender, serial burglar, and a slew of repeat offenders.

<https://www.wtsp.com/article/news/local/hillsboroughcounty/more-than-100-unlicensed-contractors-arrested-in-hillsborough-county-florida/67-f33c4a46-86ce-44e2-89ed-b3f6332d0060>